

Developers Dream
198 Firehouse Drive
Waynesville, MO 65583

\$950,000
40± Acres
Pulaski County



Developers Dream

Waynesville, MO / Pulaski County

SUMMARY

Address

198 Firehouse Drive

City, State Zip

Waynesville, MO 65583

County

Pulaski County

Type

Commercial, Recreational Land

Latitude / Longitude

37.7898 / -92.2667

Taxes (Annually)

206

Dwelling Square Feet

1216

Bedrooms / Bathrooms

3 / 2

Acreage

40

Price

\$950,000

Property Website

<https://livingthedreamland.com/property/developers-dream-pulaski-missouri/90104/>



Developers Dream Waynesville, MO / Pulaski County

PROPERTY DESCRIPTION

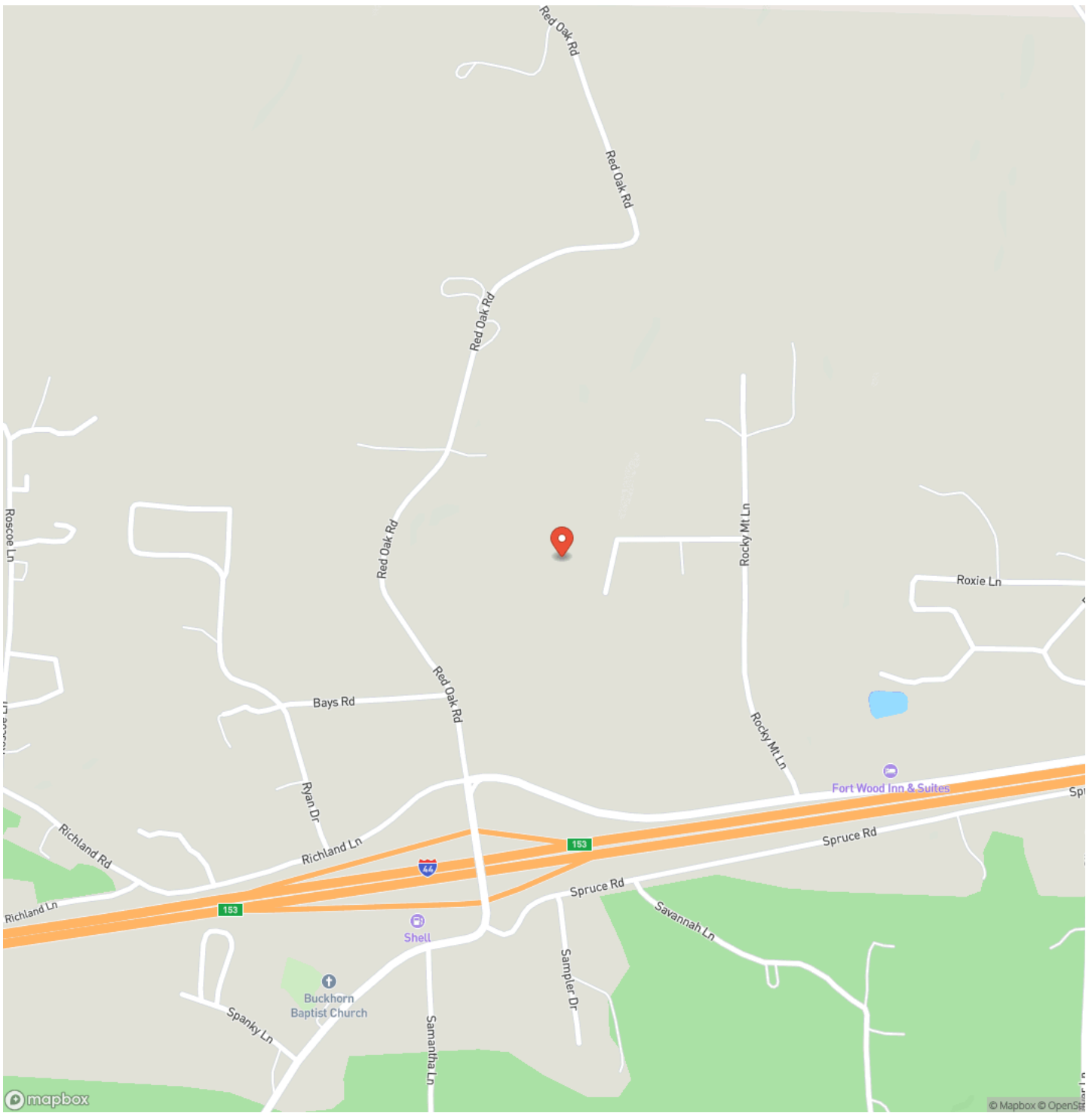
Prime Development Property – Waynesville, MO Exceptional investment opportunity in a prime location with all utilities on site! This property is development-ready Public water stubbed to property City sewer system running completely through property, managed by the City of Waynesville, with dual pump lift, 7 manholes, and 8" pipe Laclede Electric underground service across the property, Three gated gravel entrances Currently zoned R-1 and R-3, with potential modification to light industrial. Ideal for single-family homes, multi-family units, or mixed-use development. Just off I-44, Exit 153 Only about 6 miles from the West Gate of Fort Leonard Wood Military Base Adjacent to Iconic Route 66, Near schools, shopping, and local amenities Located at the exit ramp of Missouri's second busiest highway In addition there is a 16 x 80 3 bedroom 2 bath mobile home that had the interior completely renovated in 2021. This is a rare chance to secure a property with excellent infrastructure in place and unbeatable accessibility for future growth.



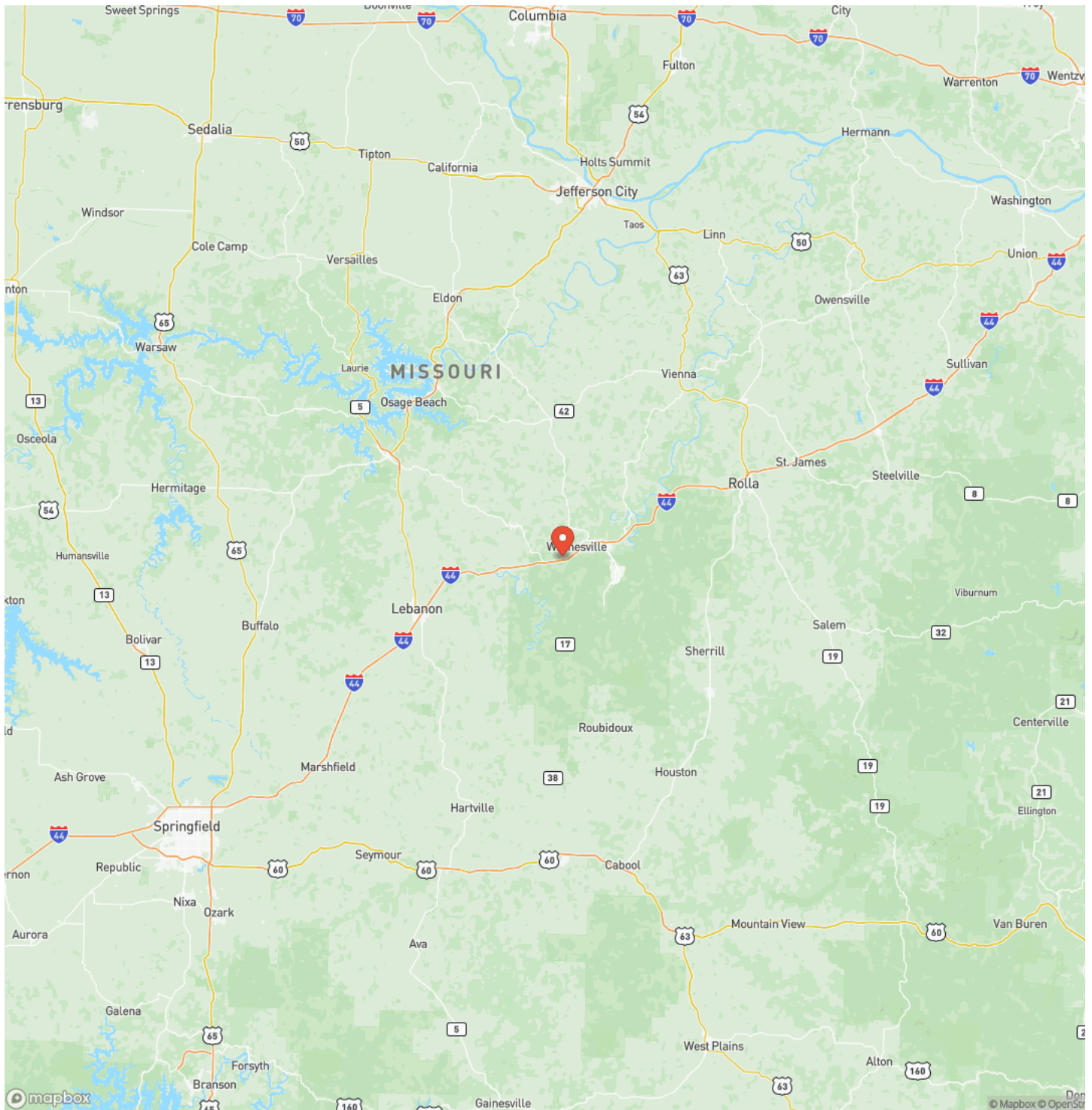
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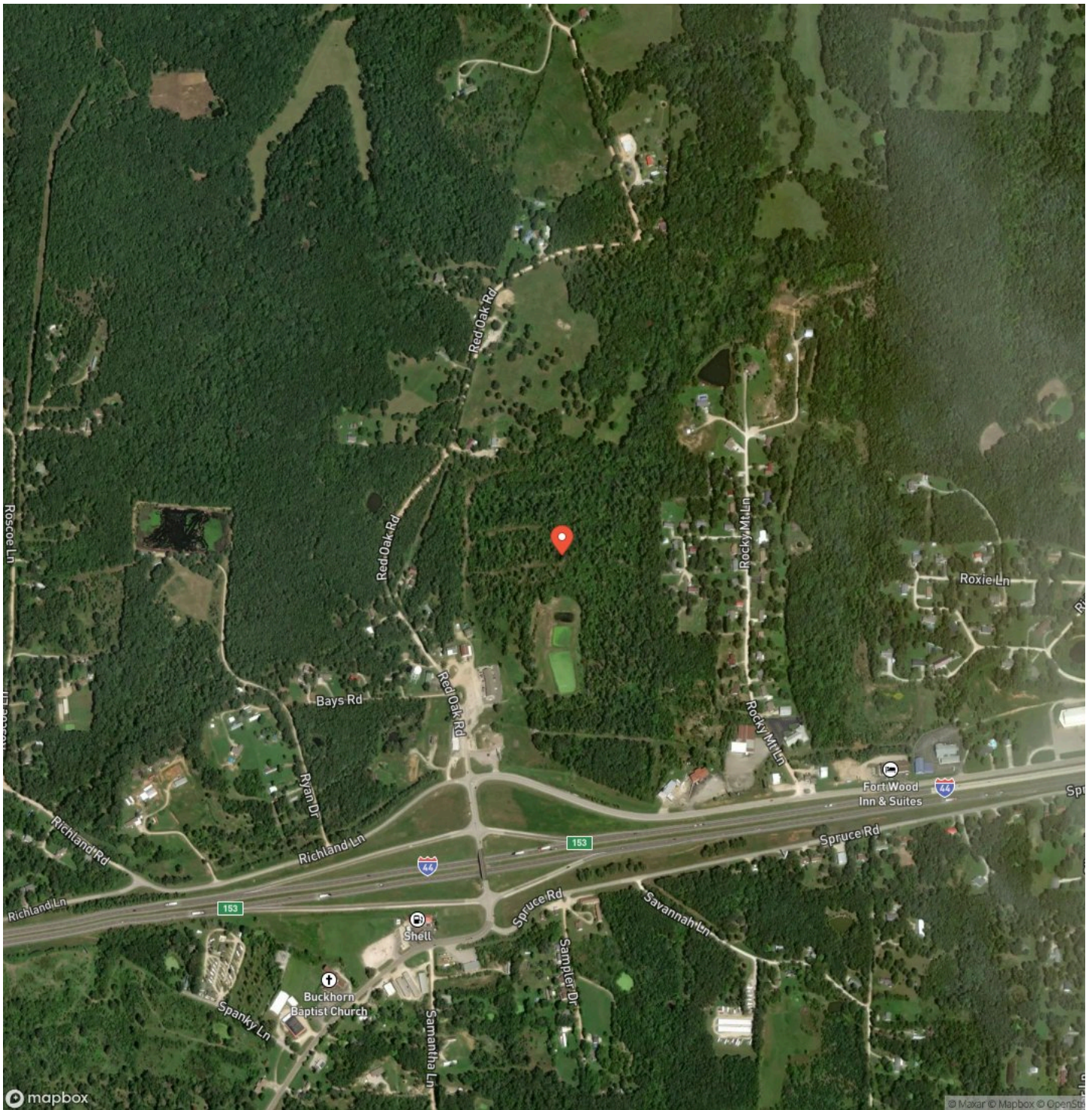
Locator Map



Locator Map



Satellite Map



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Living The Dream Outdoor Properties
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